134.0	0001	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	885,200 / 885,200
					USE VALUE:	885,200 / 885,200
					ASSESSED:	885,200 / 885,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
142		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PENN ISIDORE/ETAL
Owner 2:	STRAUSS MARIAN
Owner 3:	
Street 1:	142 GRAY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,003 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Wood Shingle Exterior and 1949 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7003.000	313,600	4,500	567,100	885,200
Total Card	0.161	313,600	4,500	567,100	885,200
Total Parcel	0.161	313,600	4,500	567,100	885,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 454.30 | /Parcel: 454.3

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 134.0-0001-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	313,600	4500	7,003.	567,100	885,200	885,200	Year End Roll	12/18/2019
2019	101	FV	247,100	4700	7,003.	598,600	850,400	850,400	Year End Roll	1/3/2019
2018	101	FV	247,100	4700	7,003.	441,100	692,900	692,900	Year End Roll	12/20/2017
2017	101	FV	247,100	4700	7,003.	422,200	674,000	674,000	Year End Roll	1/3/2017
2016	101	FV	247,100	4700	7,003.	390,700	642,500	642,500	Year End	1/4/2016
2015	101	FV	240,800	4900	7,003.	327,600	573,300	573,300	Year End Roll	12/11/2014
2014	101	FV	240,800	4900	7,003.	320,100	565,800	565,800	Year End Roll	12/16/2013
2013	101	FV	240,800	4900	7,003.	305,000	550,700	550,700		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10430

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STAR BARRY & HE	1138-132		3/10/1995		260,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/26/2004	793	Manual	2,000					remove existing br

ACTIVITY INFORMATION

Date	Result	By	Name
2/10/2009	Meas/Inspect	163	PATRIOT
4/20/2000	Inspected	276	PATRIOT
11/23/1999	Mailer Sent		
11/9/1999	Measured	256	PATRIOT
7/6/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7003		Sq. Ft.	Site		0	90.	0.90	10									567,079						567,100	

Total AC/HA: 0.16077 | Total SF/SM: 7003 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 567,079 | Spl Credit | Total: 567,100

User Acct

86098

GIS Ref

GIS Ref

Insp Date

02/10/09

!10430!

PRINT

Date	Time
12/11/20	00:44:04

LAST REV

Date	Time
01/25/18	18:46:56

apro

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	86098
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	%	
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:		%	
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:		%	
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.24676037
Const Adj.:	0.98990101
Adj $ / SQ:	154.271
Other Features:	75000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	454480
Depreciation:	140889
Depreciated Total:	313591

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

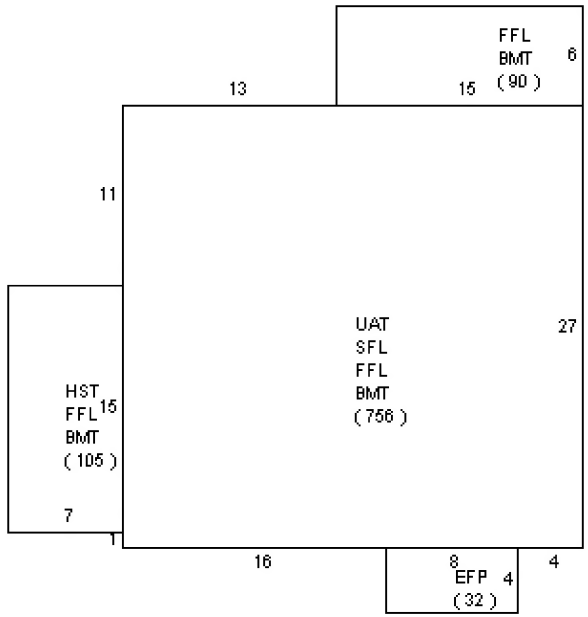
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	169.70
Special Features:	0	Val/Su Net:	106.96
Final Total:	313600	Val/Su SzAd	178.23

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	951	46.280	44,014
FFL	First Floor	951	154.270	146,712
SFL	Second Floor	756	154.270	116,629
UAT	Upper Attic	189	107.990	20,410
HST	Half Story	53	154.270	8,099
EFP	Enclos Porch	32	71.870	2,300

Net Sketched Area:	2,932	Total:	338,164
Size Ad	1759.5	Gross Are	3551	FinArea	1949
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

134.0-0001-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1970	22.72	T	39.2	101			4,500			4,500

More:	N	Total Yard Items:	4,500	Total Special Featues:		Total:	4,500